

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326**

REGULAR MEETING MINUTES

August 8, 2006

7:00 P.M.

1. CALL TO ORDER

Chairperson Napolitano called the meeting to order at 7:08 p.m.

2. ROLL CALL

Members Present: Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Hawley, Alternate Boardmember Stafford, and Alternate Boardmember Meck. Councilman David Rioux also attended.

Members Absent: Boardmember Richardson, Boardmember Wrublik, Boardmember Kempiak, and Boardmember Jimenez.

Departments Present: Town Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Fire Chief Scott Rounds, and Assistant Fire Chief Bob Costello.

3. APPROVAL OF MINUTES FROM JULY 25, 2006 REGULAR MEETING

A motion was made by Vice Chairman Zwerg and seconded by Boardmember Stafford to approve the Minutes of the July 25, 2006 Regular Meeting Minutes with Vice Chairman Zwerg listed as present, and Council Liaison Dave Rioux as present. Motion passed unanimously.

4. APPROVAL OF MINUTES FROM JULY 25, 2006 WORKSHOP

A motion was made by Vice Chairman Zwerg and seconded by Boardmember Stafford to approve the Minutes of the July 25, 2006 Workshop as presented.

5A. Buckeye Crossings Annexation A06-13

Kristen Thoma was present to answer the board's questions. A motion was made by Boardmember Hawley and seconded by Boardmember Stafford to approve the annexation of 5.14± acres from Maricopa County to the Town of Buckeye, generally located north of MC85 approximately one half (1/2) mile east of Apache Road. Motion passed unanimously.

5B. Tartesso Trait Parcel A06-14

Planner Alan Como was available to answer the Board's questions. A motion was made by Vice Chairman Zwerg and seconded by Boardmember Meck to approve the annexation of additional 158± acres from Maricopa County to the Town of Buckeye, and within the Tartesso Master Planned Community, generally located southwest of Thomas Road and the 303rd Avenue alignment. Motion passed unanimously.

5C. Cornell Property Rezoning RZ05-36

Planner Adam Zaklikowski was available to answer the Board's questions. A Public Hearing was opened at 7:15 p.m. to hear citizen input on the proposed rezoning. Their being no public comment the hearing was closed at 7:15 p.m. A motion was made by Boardmember Hawley and seconded by Boardmember Meck to approve the rezoning of four (4) parcels totaling approximately nineteen (19) acres from Rural Residential (RR) to Commercial Center (CC), located north of Yuma Road, south of Interstate 10, east of the 389th Avenue alignment and west of Johnson Road. Motion passed unanimously.

5D. SVP Assemblage RZ06-05

Stardust Representative Bob Speers was available answer the Board's questions. A Public Hearing was opened at 7:24 p.m. to hear citizen input on the proposed rezoning. The Board discussed future access issues. Their being no public comment the hearing was closed at 7:37 p.m. A motion was made by Boardmember Hawely and seconded by Vice Chairman Zwerg to approve the rezoning of approximately 27.6± acres from Rural Residential (RR) to General Commerce (GC), located along the west side of Sun Valley Parkway, between McDowell Road and Roosevelt Street with all stipulations. Motion passed unanimously.

5E. SVP Assemblage RZ06-06

Planner Alan Como was available to answer the Board's questions. A public hearing was opened at 7:40 p.m. to hear citizen input on the proposed assemblage. Their being no public comment the hearing was closed at 7:40 p.m. A motion was made by Boardmember Stafford and seconded by Boardmember Meck to approve the rezoning of 28.9± acres from Rural Residential (RR) to General Commerce (GC), located along the west side of Sun Valley Parkway, between Washington Street and Roosevelt Street with stipulations. Motion passed unanimously.

5F. Madera Commons SP06-02

Chairperson Napolitano abstained from discussion and voting due to a conflict of interest. Ed Bull of Evergreen Communities was available to answer the Board's questions. A Public hearing was opened at 7:45 p.m. to hear citizen input on the proposed site plan. Their being no public comment the hearing was closed at 7:45 p.m. A motion was made by Boardmember Hawley and seconded by Boardmember Meck to approve the site plan for a 10± acre commercial corner located at the northwest corner of Watson Road and Broadway Road with Stipulation 5.) added to read "The applicant shall maintain the land in a weed free manner until developed", and all other stipulations. Chairperson Napolitano Abstained. Vice Chairman Zwerg, Boardmember Hawley, Boardmember Stafford, and Boardmember Meck voted aye. Motion carried.

5G.SP06-36 Northeast Buckeye Pumping Station

A motion was made to continue the discussion and voting of the site plan for 1± acre pumping station located approximately ¼ mile east of the Tuthill Road alignment, along the north side of Yuma Road until the September 12, 2006 meeting. Motion passed unanimously.

6.COMMENTS FROM THE PUBLIC

Bill Christianson of Sundance Community spoke about his concern regarding apartments on Van Buren that was originally supposed to be a park site.

Joe Blanton- unavailable to speak

7.COMMENTS FROM THE DEVELOPMENT BOARD

None

8.REPORT FROM STAFF

None

9.ADJOURNMENT

Their being no further business to come before the Board a motion was made by Vice Chiarman Zwerg and seconded by Boardmember Hawley to adjourn the meeting at 7:50 p.m. Motion passed unanimously.

Annette Napolitano, Chairperson

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Regular Meeting held on the 8th day of August 2006. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk